Town of Beaumont

General Municipal Plan

Background Data and Research Documentation

Greif Dant and Associates

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TOWN OF BEAUMONT

GENERAL MUNICIPAL PLAN

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BACKGROUND DATA & RESEARCH DOCUMENTATION*

*This document is not part of the official General Municipal Plan within the meaning given to it in the Planning Act, R.S.A. 1981.

July, 1982.

The following documentation is provided only as an outline of the methodology used in the preparation of the General Municipal Plan.

I. Introduction

On November 29th, 1979, by resolution of Beaumont's Town Council, the Local Authorities Board (L.A.B.) was petitioned for the Annexation of six quarter sections of land situated immediately adjacent to the easterly and southerly boundaries of the Town in the County of Leduc, namely:

The south half of Section 26
The northeast quarter of Section 26
The south half of Section 27
The southeast quarter of Section 35

all in Twp: 50, Range 24 - West of the 4th meridian; amounting to 960 acres more or less.

At the subsequent hearing by the L.A.B., it was submitted by the petitioners that the south half of Section 27 and the westerly portion of the southwest quarter of Section 26 up to the drainage ditch were potentially suitable as to location, topography, drainage and access for industrial development, whereas the remainder of the south half and the northeast quarter of Section 26 and the southeast quarter of Section 35 possessed similar aspects of land potentially suitable for residential development.

In the event, the order of Annexation issued by the Local Authorities Board on July 29th, 1981 authorized the annexation of only 274 acres more or less (i.e. the southeast quarter of Section 27, a 60 acre parcel in the easterly portion of the southwest quarter of Section 27 and 54 acres more or less in the westerly part of the southwest quarter of Section 26), all of which had been 'earmarked' by the Council as suitable for industrial development - the annexation to be effective as of January 1st, 1982. With respect to the rest of the land, the subject of the petition for Annexation, oblique reference can be read into the findings of the Board that had the Town a General Municipal Plan in place at the time of the Hearing, such lands might have been included in the Annexation order.

Notwithstanding, the Town of Beaumont, an urban municipality with a population in excess of 1,000 persons is required by law (Section 61 (1) (a)) of the Planning Act, to adopt a General Municipal Plan providing for the generalized guidance and control of the future urban growth of the municipality.

After inviting various Planning Consultants to offer proposals respecting the preparation of a General Municipal Plan for the Town, the Council, on June 10th, 1981, resolved to retain the services of Greif Dant and Associates as Consultants to prepare the G.M.P.

A request by Mayor Willis to the Alberta Planning Board for funds to enable the Council to have a General Municipal Plan prepared for the Town - pursuant to Section 12 (2) (b) of the Planning Act - was made on July 2nd, 1981. Such request was subsequently granted by the Board.

II. General Municipal Plan Methodology

In the process of the preparation and formulation of the General Municipal Plan, the machinery for input, review and discussion was structured by the formal establishment of:

A. The General Plan Review Committee, and

B. The Community Advisory Committee,

which are elaborated on later in this text.

In order to obtain as much input as possible into the formulation of the plan by individual residents of the Town, a number of Public Meetings were held at different stages of the preparation of the Plan.

Reports of these meetings as well as other pertinent information appeared in the Leduc Representative newspaper to help to inform the general public of the progress made in the preparation of the Plan.

A. The General Plan Review Committee

Established by the Council, the membership of the Committee consisted of Bob Willis, the Mayor, all members of Council, the Town Manager and the Town Secretary-Treasurer with the Consultants acting as advisory to the Committee. A non-voting Committee, it nevertheless was empowered to make recommendations to the Council. The Committee functioned under the following terms of reference authorized by the Council:

1. To review all data, evaluations and analysis pertaining to the social, physical, environmental and economic character of the community. This information to be brought forward by the Consultants on a continuing basis through data research and statistical survey.

2. Through review and debate with the Committee, the identification of areas that may require further research and analysis.

3. To identify the goals and objectives to be addressed by the General Municipal Plan (G.M.P.) with the assistance of the Consultants and by recommendations made to the Committee by the Community Advisory Committee (C.A.C.).

4. In consultation with the Consultants incorporating presentations from the C.A.C. to formulate policy guidelines as a first step towards the formulation of the G.M.P.

5. Upon representation to it by the Consultants of a first draft of the G.M.P. to review, discuss and develop a consolidated draft G.M.P. which would include a number of policy statements for the consideration of the Council.

6. Upon submission of the consolidated draft G.M.P. to the Council, the Committee's work would be completed and the Committee dissolved.

In all, the General Plan Review Committee (G.P.R.C.) convened eleven meetings during the period of October 13th, 1981 through February 25th, 1982.

B. The Community Advisory Committee

Preceding the establishment of the Committee, the Council caused the publication of a notice in the Leduc Representative, calling for volunteer residents to man the Committee. The membership of the Committee was structured around 'specific interest' representatives and a number of citizens-at-large, they are as follows:

The Town Manager - Gordon Stewart, Committee Chairman
Two members of Council - Monica Plamondon and Gerry Magnan
A Catholic Priest - Father Gauthier
A Protestant Minister - Reverend Hehr
Service Groups - Knights of Columbus - Andre Magnan & George Carrier
Parks & Recreation Board - Gerry Davies
School Committee - Kerry Bonnema
Business Community - Rolland Belland
House & School Association - Lloyd Mandeville
Library Committee - Valerie McGillivray
The Media (Leduc Representative paper) - Bonnie Miles
Senior Citizens - Jack Grant
Student Council - Cindy Vanderwoning
and 7 Citizens-at-large - Sheila Ewasiuk
Karen Walker
Sylvia Beaudoin
Guy Forest
Debbie Stephanson
Drew Johnston
Robert McMitchell
Rob Evans

The Committee functioned under the following terms of reference authorized by the Council:

1. To provide a vehicle for 'interest group' input to the Consultants and to the G.P.R.C. to assist in the formulation of the G.M.P. by stages.
2. To provide a specific input from each 'interest group' to the Consultants and to the G.P.R.C. for the development of a comprehensive data base.

3. To review appropriate research data and statistical surveys pertaining to the social, physical, environmental and economic character of the Community.

4. To assist the Consultants and the G.P.R.C. in identifying the goals and objectives to be addressed in the G.M.P.

Those members of the Committee representing 'specific interest' groups provided the Committee with each group's input into the formulation of the Plan.

In all, the Community Advisory Committee convened six meetings in the period of October 8th, 1981 through January 7th, 1982.

The main topic of each meeting successively were:

General description of the process to be embarked on by the Consultants in the preparation of the General Plan, including an overview of the need by the Council for such a plan to be adopted, a description of what such a Plan would consist of and how the Plan would be implemented after adoption.

Survey and data collection at the subregional and Town levels.

Land Use - subregional
Land Use - town
Goals & objectives

Draft scenarios for alternative G.M.P.'s (three meetings).

C. Public Meetings

In all, four Public Meetings were held in the period of July 29th, 1981 through January 14th, 1982. The meetings were conducted by Mayor Willis, Councillors and the Town Manager, assisted by the Consultants. Apart from the first Public Meeting held in the Recreation Centre building on July 29th, 1981, the format at successive meetings closely followed the format used at

the preceding meeting of the Community Advisory Committee, drawing from members of the public attending discussion, questions and input into the evolving General Municipal Plan.

Prior to the holding of each Public Meeting, notices were inserted in the Leduc Representative giving the time, date and place of the forthcoming meeting, also posters/notices were exhibited in a number of prominent places in the municipality and flyers were mailed to every householder in the Community to the same effect, including some suggested topics or aspects of the G.M.P. open for explanation and discussion and input at the meetings.

III. General Municipal Plan Survey & Analysis

A. Initial Research & Data Collection

A comprehensive review of a number of technical reports, plans, projections, orders and other published material relating to the 'sub-region' centred on Beaumont were initially carried out and pertinent information extracted therefrom. These documents indluded:

1. Annexation Order #14000 (O.C. 538/81) of the Government with respect to the City of Edmonton's petition - 1981.
2. Mill Woods (City of Edmonton) Expansion plans - ongoing
3. Project 80 Proposals (City of Edmonton) - DAON Development Corp.- 1980
4. Heritage Valleys Proposals (City of Edmonton) - Mackenzie, Spencer Associates - 1980
5. The County of Strathcona Transportation Study - G.C.G. and A.M. Vorhees & Associates - 1980
6. The County of Strathcona General Municipal Plan - 1980
7. The County of Strathcona Land Use Bylaw #4480 -
8. The County of Strathcona - Revised Area Structure Plan for Industrial Park (north of Nisku Industrial Park additions) - Makale and Kylo Planning Associates - 1981

9. The County of Leduc Area Transportation Study - Delcan (De Leuw Cather Canada Ltd.) - 1981
10. The County of Leduc General Municipal Plan - 1981
11. The County of Leduc Land Use Bylaw #1495/81 - 1981
12. Expansion of Edmonton International Airport
13. Preliminary Regional Plan - Metropolitan Part, as revised - Edmonton Regional Planning Commission - 1977
14. Edmonton Regional Growth Studies - Edmonton Regional Planning Commission - 1974
15. Dept. of Environment proposals for a sub-regional sanitary sewer main trunk line.

In addition, those supportive studies, reports, projections and statistical information available prepared for, by, or related to the Town of Beaumont were analyzed. These included:

16. The Recreation & Parks Master Plan for Beaumont - Earthscape Ltd. - 1980
17. Engineering Study for the Town of Beaumont - Stanley & Associates Engineering Ltd. - 1976
18. Edmonton Regional Growth Studies, as they relate directly to the Town of Beaumont - Edmonton Regional Planning Commission - 1974
19. National Census - Statistics Canada - 1961 thru 1976
20. Local Census - 1977, 1978, 1979 & 1980
21. Submission to Local Authorities Board, on behalf of the Town's petition to annex - Greif Dant and Associates - 1980
22. Local Authorities Board Order #13200 of Annexation to the Town of Beaumont - June 1980, with effective date of January 1, 1982.
23. 5 year Capital & Operating Budget and estimates of the Town of Beaumont - 1982 - 1987.

Proposals, data and other information extracted from the above documents considered pertinent in the formulation of the General Municipal Plan are listed

below under the same numbers given to the documents above from which the extractions were taken.

1. A significant effect of the Government Annexation order was the extended southerly boundary of the City of Edmonton which separates the northerly boundary of the Town of Beaumont by a strip of intervening land 2½ miles wide. This land, which formally lay within the jurisdiction of the County of Strathcona, now lies within the extended jurisdiction of the County of Leduc, as of January 1st, 1982.

8. Accordingly, it is also of some significance to record that in 'inheriting' the County of Strathcona's Revised Area Structure Plan (A.S.P.) proposals for Industrial Park (north of the extended Nisku Industrial Park), the County of Leduc is considering amending that A.S.P. , as adopted by the County of Strathcona, or replacing it with a new A.S.P. for the area.

2. & 3. As the development of the Southeast Industrial and Mill Woods areas in the City of Edmonton continue to be developed and the proposals of Project 80 are implemented, it is anticipated that the volume of traffic using 50th Street leading into Secondary Road 814 will be reflected in a rising annual rate of increase in traffic flow along S.R. 814 to, from, or passing through Beaumont.

5. & 8. In anticipating this future increase in flow, the County of Strathcona Transportation Study and County of Leduc Area Transportation Study propose a four lane divided by-pass connecting S.R. 814 to S.R. 625 routed around and adjacent to the Town of Beaumont's westerly boundary. It is also proposed to upgrade S.R. 814 north and south of Beaumont to connect northerly with 50th Street in Edmonton and southerly with S.R. 623 (Rollyview Road), the latter to be similarly upgraded to connect easterly with Hwy. #21 and westerly with Hwy. #2A. Similar proposals to upgrade Boundary Road westerly from its intersection with S.R. 814 to Highway #2 and Nisku Road (S.R. 625) westerly from its intersection with S.R. 814 to Highway #2 to four lane divided arterial status - the whole as those parts of the Leduc Area major roadway network in the immediate vicinity of Beaumont within the recommended horizon year 2001.

3. Matters of significance in the Project 80 proposals (stage 1) which will cover approximately 5,500 acres of land situated immediately north of the southern boundary of the City of Edmonton from the C.P.R. right-of-way paralleling Hwy. #2 easterly to the southerly projection of 34th Street include:

    a. 4,500 acres allocated for residential development ultimately housing a population of 100,000

    b. 500 acres allocated for commercial development in the proposed 'town centre' with an estimated employment for 12,000 persons

    and c. 500 acres allocated for light industrial development with an extimated employment for 7,500 persons. (the total employment opportunity is for 19,500 persons)

    Note: no corresponding figures are included for stage 2 proposals as the land that it covers is situated outside of the City of Edmonton.

4. Matters of significance in the Heritage Valley's proposals which cover approximately 16 sections of land situated between the southern boundary of the City of Edmonton, the easterly boundary of the R.D.A. to the west, the R.D.A. boundary to the north and Hwy. #2 to the east are, like in the Project 80 proposals, the amount of land allocated for residential development and the ultimate population to be housed in the area; the amounts of land allocated for 'Town Centre' commercial development, and for industrial development, and the number of employment opportunities that these uses would provide. The copy of the Proposals reviewed does not include any documentation of these figures. As the component parts of the proposals are similar to those of the Project 80 proposals, varying from the latter only as to scale, estimates derived from the equivalent component parts of the Project 80 proposals, for that part of the Heritage Valley's proposals situated within the City of Edmonton likely include:

    a. 6,805 acres allocated for residential development, ultimately housing a population of 151,000 persons,

b. 756 acres allocated for commercial development in the town centre area with an estimated employment for 18,144 persons,

and c. 756 acres allocated for industrial development with an estimated employment for 11,340 persons.
(total employment opportunities is for 29,484 persons)

Note: no corresponding figures are included for that part of the Proposals situated outside the City of Edmonton.

2, 6 & 7. Due to the annexation of land previously situated in the southwest panhandle of the County of Strathcona, partly to the City of Edmonton and partly to the County of Leduc, the provisions of the General Municipal Plan and the Land Use Bylaw of the County of Strathcona as they relate to the ex-panhandle lands are only of temporary validity at this time and therefore of questionable significance towards the formulation of the General Municipal Plan for Beaumont. What might be of potential significance would be how the City of Edmonton and the County of Leduc would amend their respective General Municipal Plans with respect to the newly annexed lands.

10. Of some significance in the County of Leduc's G.M.P. and Land Use Bylaw 1495/81 is the designated use of land in the subregional area centred on Beaumont, viz:

a. Immediately outside the corporate limits of the Town of Beaumont stretching 6 sections south, 2½ sections west, 3½ sections east and 2½ sections north (including the annexed lands) the land use designation is Agriculture. (Some discretionary uses under this classification, i.e. livestock feedlots, commercial greenhouses, rural industries are noted).

b. 3½ miles east of Beaumont and extending easterly as far as Hwy. 21 and southerly 4 miles, a 'block' of land of some 13 sections in area is designated as Country Residence/Agricultural as to ultimate use. (In point of fact this, designation covers 54 sections in all, most of which are situated east of Hwy. 21 and would have little

significance to the formulation of the G.M.P. of Beaumont). The 13 sections situated nearer to Beaumont could provide for over 3,800 country residences when fully developed with a population of over 8,000 persons.

c. 3 miles west of Beaumont and extending as far westerly as the C.P.R. right-of-way, and southerly as far as the Town of Leduc, some 14 sections of land are designated as Industrial Use (Nisku Industrial Park as extended).

d. Approximately 2½ miles southwest of Beaumont, a 'ribbon' of land approximately ¼ section wide extends in a southeasterly direction some 9½ miles in length, embracing Sanders and Ord Lakes is designated as recreation-open space uses.

12. Proposals for expanding the Edmonton International Airport facilities, include the addition of further N.E./S.W. runway with corresponding extentions to the terminal facilities.

13. There are no provisions contained in Edmonton's Preliminary Regional Plan - Metropolitan Part that would have any significance to the preparation of Beaumont's G.M.P.

14. Statistical data and proposals relating to Beaumont and its subregion contained in the Edmonton Regional Growth studies is so out of date as to be of little, if any, significance to the formulation of the G.M.P.

15. Proposals for a regional sanitary sewer system south of Edmonton with connections to the Town of Beaumont have yet to be confirmed as to routing and pipe detailing, force pressure stations etc. The indications are that a sanitary trunk sewer would connect Beaumont to the system from a point in the far northwest corner of the Town running westerly along the section line to a point within the extended Nisku Industrial Park near the Nisku Water Booster Station connecting with the main trunk sewer running northerly towards Edmonton and southerly towards Leduc, the whole to be in place by 1984.

16. Concepts and standards for parks, recreation areas and open space were extracted from the Recreation and Parks Master Plan for Beaumont, 1980.

17. Concepts, systems' extensions and standards for water supply, sanitary sewage disposal and stormwater management were extracted from the Engineering Study for the Town of Beaumont, 1976.

19. & 20. Population figures for the Town of Beaumont and its subregional were extracted from the 5 year successive national census statistics 1961 through 1976 and from the local annual census from 1977 through 1980.

21. The submission made to the Local Authorities Board on behalf of the Town of Beaumont's application to annex 6 quarter sections of land adjacent to the then east and south boundaries of the Town,

a. proposed Industrial as the generic land use for the South Half of Section 27 and that portion of the Southwest Quarter of Section 26 lying west of the drainage ditch, and Residential as the generic use for the residue of the Southwest Quarter of Section 26, the east half of Section 26 and the Southeast Quarter of Section 35, all in Twp. 50, Rge 24, W4th.

b. included population projections for a horizon of the year 2001.

22. Addition of some 274 acres of land consisting of the Southeast Quarter of Section 27, 60 acre parcel in northeasterly portion of the Southwest Quarter of Section 27 and the westerly third of the Southwest Quarter of Section 26 to the Town's jurisdiction, as of January 1st, 1982 by Annexation Order #13200 of the Local Authorities Board.

B. Ascertainment of perceptions by the residents of Beaumont towards the future growth of the Town.

One of the first steps in preparing Beaumont's G.M.P. was the formulation of a thorough data base. The purpose of this process was to ascertain the resident's perceptions towards previous and future growth as well as towards their physical and visual environs. This was done by means of three different questionnaires. The first, a short form questionnaire, was sent out to all resident householders through the local mail on September 7th, 1981. By the cutoff date of September 23rd, a 47.5 per cent sampling had been achieved.

The second, a long form questionnaire, duplicated some of the questions asked on the short form questionnaire for purposes of confirming earlier data, as well as asking new questions, covering more specific items regarding resident's physical and visual perceptions of the Town. The execution of this questionnaire was conducted by the Consultants themselves in the form of a house to house survey. A 111 household sampling was achieved over a 2 week time period given to this aspect of plan formulation.

The third was a business survey which was sent out in the form of a questionnaire to all local businesses in Town. The response that was received was rather disappointing but certain trends were evident even from the limited data received and compiled.

The following is a list of data and perceptions of a variety of matters which were derived from the above surveys.

C. Perceptions of the Existing Community

1. Size

Beaumont is a relatively young community with a high potential for natural increase in that ninety percent of the Town's some 2700 plus residents are under the age of 35, twenty percent of which are pre-schoolers. The remaining ten percent of the total are in the 35 year plus age brackets.

The predominantly 'single family' type community maintains an average of 3.27 people per household which is slightly above the regional average.

2. Attractibility

In choosing Beaumont as a place to live, a consensus from the surveys showed that the size of community was one of the most important aspects. Other items deemed important (in order of magnitude) were: housing prices, good place to raise children, sense of community and the visual quality of the community. The four items noted as least important for the residents deciding to live in Beaumont were proximity to work, quality of education, recreation facilities and least of all, the availability of shopping facilities. Data which was derived from the survey reinforced the facts by showing that 70.1% of the workforce find employment in the City of Edmonton, 20.6% are distributed in the sub-regional area with local employment in Beaumont itself accounting for only 9.3% of the total working force. It was noted however, that more full and part time positions within the Town were considered desirable to help provide for second source income.

3. Commercial

The survey results showed that about 90% of all convenience shopping was done within the Town whereas only 20% of all 'weekly' shopping was done in Town. Convenience (within walking distance of the residence, or availability of parking 'downtown') was one of the biggest factors in where people chose to shop.

4. Recreation

Only 55% of the people surveyed felt that there were adequate recreation facilities within the Town. They were however, prepared to pay an average of between $50 - $75 per year in addition to their regular property taxes for the development of more facilities, particularly an indoor swimming pool.

D. Perceptions of the Future Community

The perceptions noted below were shared by the largest percentage of those residents interviewed, i.e. by consensus. Some exceptions to the consensus viewpoint are also noted.

1. Size

So far as the size of the future community was perceived, the preferred growth rate based on a weighted average was around 7% per year. If this growth rate were to be substantially exceeded, some notable concerns were manifested - protection of property would likely deteriorate - there would be a lowering of community identity - a lowering of the quality of the environment for raising children and having them educated. However, a larger growth rate was not perceived as yielding a loss of personal identity to the community, there would also likely be better accessibility to recreational facilities and better vehicular mobility.

Residents' perceptions of the 'Future Beaumont' as being a desirable place in which to live were differently oriented than their earlier reasons for deciding to locate in the community. They felt that it was most important for the community to be a good place to raise their children and to provide more and better types of recreation. Community size was not as important as they originally thought, as they now realize the inevitability of some growth for the community. The quality of education was again deemed as being important but their sensitivity to housing prices was on a lower key than mentioned previously. The four least important items to the residents were; sense of community, proximity of work, visual quality of the community and again, local shopping.

Although visual quality was previously considered unimportant, several comments were made by residents during the house to house interviews. 68% of these people felt that the visual quality of the Town could be improved. The most common suggestions were:

i. the upgrading of landscaping within the Town and giving some visual identification to the entry points of major arterials as they approached and entered the Town,

ii. the cleaning up of existing development of weeds and debris.

2. Residential Growth

In general, Beaumont's residents stressed that they wished to maintain a 'single family - low density' type of atmosphere for the Town. 64 percent of the people surveyed felt that land should not be made available for a wider range of housing types and tenure. However, people realized that realistically, alternative accommodation must be provided other than the single family home, for the young, the elderly, the family whose income did not allow them to qualify for their own home, or for those of whom, by choice, wanted other forms of accommodation. Larger lot sizes were not seen as a problem in maintaining the quality of housing within the Town, but it was stressed that types/densities and locations of all residential developments should be carefully planned. Architectural and design guidelines for new development were also deemed as important.

3. Commercial Development

The growth of commercial development, from what existed at the time of the survey, was noted as unimportant by the residents of the Town. However, it was perceived that when such development occurred, the preference would be to locate it within the area designated as the Urban Core, maintaining the existing commercial/institutional centre of Town as its focus.

In addition to this centralization of shopping,the need was expressed for small convenience stores accessible within residential areas removed from the Commercial/Urban Core.

4. Business/Service/Light Industrial Development

Some seventy-two percent (72%) of the people surveyed felt that Beaumont would benefit from some non-residential growth, i.e. service and light industrial

development. Some of the positive effects of such growth noted as most important, were an increase in non-residential tax revenue - giving some balance to the property tax base, a wider range of local services, a broader economic base and a greater opportunity for second source income from job creation of such growth. Concern was noted however, as to the type of industry and its overall appearance. It was felt that a quality development could be programmed for by implementing controls such as Architectural and Design standards, minimum setbacks, required screening, and landscaping programs associated with such development.

5. Recreation

Approximately 45 percent of the people surveyed felt that Beaumont's existing recreation facilities were inadequate. Several residents commented on the need for a continuous open space system as well as a need for more Active Playgrounds. People also noted that they were willing to pay additional property tax each year for the development of additional facilities, particularly an indoor swimming pool.

6. Cultural Focus

Some 86 percent of Beaumont's residents felt that the historical French Canadian heritage of the Town should be preserved. Most residents felt that the atmosphere of the Town was unique to the region and felt that by enhancing its character as a bi-cultural community, would make the Town a more desirable place in which to live, work and enjoy leisure activities.

7. Protective Services

Sixty-five percent of the residents surveyed felt the need for a R.C.M.P. detachment within the Town of Beaumont. A majority of the remaining 35 percent stressed that they did not see the need for more law enforcement at the present time but could see a need for it within the near future. Most of the residents felt the need for R.C.M.P. monitoring of traffic speeds and proper stopping procedures at uncontrolled intersections.

8. Destiny

Sixty-seven percent of the residents surveyed felt that the Town of Beaumont would be able to control and guide its own growth destiny. Of the remaining 33 percent, 14 percent were hopeful that it could, and the final 19 percent definitely felt the Town could not control and guide its own destiny.

E. The Regional Factors Map

A base map of the Region centred on Beaumont was prepared to a scale of 1:40,000, covering an area stretching from Highway 21 to Devon, east/west, and from the southerly fringe of Mill Woods to Kavanagh north/south. A contour overlay with contours at 5 m. intervals was prepared from information taken from the National Topographical Map series, the given 25 foot contour intervals metrically interpolated to 5 m. intervals and blown up to a scale of 1:40,000.

The Regional Development Map overlay describes those extractions taken from reports, plans, orders and other material listed above capable of graphical representation, together with a total graphical inventory of existing land use and development in the region (excepting that within the boundaries of the Town of Beaumont, Leduc and Devon) along with a description of all designated land uses as included in an adopted statutory plan or bylaw operating in the Region. (Note: Arterial and Collector Roadways depicted on the Map are unconfirmed proposals officially taken from the Consultants' studies on the matters).

F. Base Map of Beaumont & Immediate Vicinity

A legal base map to a scale of 1"=400 feet covering an extended square area of some 39 Quarter Sections roughly centred on Beaumont's present boundaries was prepared, and a contour overlay for the same area was also prepared showing contour intervals of 1.5 metres metrically converted and interpolated from a 5 foot interval contour survey prepared by Terrain Aerial Surveys Ltd. from recent aerial photography.

An overlay showing existing land use within the Town was completed from data gained by on-site inspection. (Note: designated land uses included in

the County of Strathcona's General Municipal Plan and Land Use Bylaw as they relate to the land in the former S.W. panhandle of the County are legally valid until such time as they may be amended by the City of Edmonton and the County of Leduc respectively).

G. Development Potential Map

One of the analyses necessary in formulating the G.M.P. was a review of the physical land characteristics and three dimensional environmental perceptions with respect to possible land use.

The aspects taken into consideration are as follows:

1. Slopes & Related Visual Perceptions

The slopes within the planning/study are gently undulating in nature. With the exception of the main hill located slightly south of 50th Avenue which sets the north half of the Town approximately 16 m. above the south half of the Town. At its steepest point, the hill drops to the South at 7.6%, to the west at 2.5%, to the east at 3.28% and gently to the North.

Due to the variety of topography within the study area, critical areas were noted as to their potential views and or vistas. The high point of the upper town site, at elevation 742.8 m. a.s.l. is located just east of the existing Block Brothers subdivision. This area provides for some excellent views to the north, east and south along the top of the escarpment.

The undeveloped area just north of the Block Brothers subdivision, at elevation 739 m. a.s.l. also provides excellent views to the north and northwest from the area within the upper townsite definition. The developed upper portion of the west part of the Town, lends itself to views west toward the drainage right-of-way, which in turn serves as a visual break in the landscape. When viewing the Town from the surrounding areas, the church site is clearly the main visual focus.

H. Drainage

The drainage direction is generally to the north and northwest in the north half of the 16 quarter section study area and to the southwest in the south half of the study area. This drainage, once channeled into smaller receiving streams, eventually deposits into the existing drainage R.O.W. which intersects the southwest portion of the site. Outfall from the detention ponds resulting from a high water table, also feeds into the drainage R.O.W.

I. Environmental Considerations

There are two existing features which can add to the amenities of the Town if handled carefully with regards to the environmental impact on the study area:

1. the drainage ditch right-of-way,
2. and the few existing tree stands

By incorporating these features into the overall open space system, they can be preserved and enhanced.

J. Engineering Systems (Schematic) Map

Inasmuch as most of the Town is serviced with systems for water supply, sanitary sewage disposal and stormwater disposal - the exceptions being vacant in-fill land and that land in the south and southwest corner of the Town recently annexed - initial consideration was given to extending these systems into the lands circumscribing the present Town limits, and into the infill areas and the recently annexed lands. For this purpose, a servicing analysis was made of each of the circumscribing quarter sections and the annexed land. Particular features of the land in each quarter section that indicate restraints to the routing and continuity for each of these services and the location of installations associated with and part of each system are described on the Engineering Systems Map on a quarter section basis. As a result of these restraints and in consideration of the proposed land uses, a schematic diagram was prepared for:

a. the water supply system,
b. the sanitary sewage disposal system,
and c. the management for stormwater disposal

This diagram shows the looped trunk water mains connecting to the reservoir and transmission water line; sanitary trunk sewers connecting to the proposed regional sanitary sewer system in the northwest corner of the Town (or connecting to the main lift station and into the eixsting lagoons as an alternative) and the directional flow of surface water drainage channels for each catchment area (the possible routing of stormwater sewers for each catchment area to conform to the alignment of the local roadway system as a component of future plans of subdivision). These will lead to strategically located stormwater retention ponds connected to the existing drainage ditch at different points or to outfalls through existing drainage channels in the northeasterly section of the planning area.

The schematic representation of these three utility services is sufficient for General Planning purposes. However, after adoption of the General Municipal Plan, further engineering evaluations and preliminary detailed studies by municipal engineering consultants or the Town Engineer are required before such systems can be implemented.

Proposals extracted from the Parks & Recreation Master Plan for the Town of Beaumont as to concept, joint use as between schools and recreation areas, linkages in the open space system between recreation areas, parks, school sites and multifunctional facilities, standards for open space were features incorporated into the formulation of the General Municipal Plan.

User demands for existing recreational and school facilities in terms of today's population were projected into the future for ascertaining the need for additional facilities to be provided within the 2001 population horizon.

K. Education Systems

Assumptions used to determine the type and number of schools required for the planning area were:

1. 30 children average/classroom
2. 16 rooms/Elementary School
   24 rooms/Junior High School
   32 rooms/Senior High School

	Total No. of Units	Generation Factor	Total No. of Children	Total No. of Classrooms	Number of Schools	Total No. of Schools
Single Family	4168	El. = .6	2500	83	5.2	
		J.H. = .4	1667	56	2.3	
		S.H. = .2	833	28	.87	
Multiple Family	796	El. = .3	239	8.0	.5 (+5.2) = 5.7	- 6
		J.H. = .15	119	4.0	.17(+2.3) = 2.5	- 3
		S.H. = .10	80	3.0	.1 (+.87) = .97	- 1

The locations of these school sites were determined by need per ¼ section and a maximum walking distance of a ½ mile for elementary schools, 3/4 - 1 mile for Junior High Schools and 1 to 1½ mile for Senior High Schools (for Urban students only).

L. Active Parks

1. Neighbourhood Park

The active parks provide for a variety of activities such as baseball, football, soccer, rugby and free field play (frisbee, etc.). Planned in conjunction with a school and school grounds consolidates activities thus creating a multifunctional park.

2. Sub Neighbourhood Park

This small scale park, although active, does not provide for the variety of uses as does the neighbourhood park. It is basically located at interim points through the residential areas. These parks are linked by some form of pedestrian walkway system or a continuous form of open space, providing the user with a series of short or long duration recreation experiences.

M. Passive Parks

The Passive Parks provide for experiences such as walking, cross-country skiing and picnicing. These parks, located in environments which are not conducive to activity land adjacent to restricted bodies of water (stormwater retention ponds) may be in areas of variable topography, or in areas of sensitive natural vegetation.

Again, it is important to link these passive parks with the remainder of the open space system.

N. Linear Open Space System

The Linear Open Space System, which provides for activities such as walking (origin/destination) cross-country skiing, jogging, etc. is comprised of several different items. These items include the drainage R.O.W., separated boulevard walkways, buffer areas as well as pedestrian walkway links. These items serve an important function in providing a variety of experiences as well as length of duration in origin/destination experiences.

O. The Roadway Transportation Network

As for the three basic utility services, the 'expanded' Town land was analyzed on a quarter section basis with respect to access within each quarter section, and access points between quarter sections, with existing roadways, and legal road allowances outside the present Town boundaries.

The design of a total roadway system was premised on an interconnecting network of:

(a) major preimeter roadways, including a proposed by-pass to the west between Sections 27 & 28, and 33 & 34, north-easterly to link up with 50th Street to the north; Secondary Road #625 to the south; the legal road allowance to the east between Sections 25 & 26, and 35 & 36, and parts of Boundary Road to the north on the Correction line.

(b) interconnecting arterial roadways with the perimeter roadways - 50th Street and 50th Avenue - and the collector system,

(c) interconnecting collector roadways including the existing inner circle collector and a proposed outer circle, connecting with the arterial system and the local roadway networks, and between each circle,

and (d) local roadways within each segment of land bounded by collectors and arterials not capable of graphical representation on a plan as general as the General Municipal Plan, the network design of which is embodied in a succession of plans of subdivision covering each such segment of land.

The major perimeter roadways system would provide the necessary connections with the Regional roadway network, north to Edmonton, east to Highway #21 and Loomis, south to Leduc and west to Nisku and Devon.

Access points from the perimeter roadways into the expanded town have been limited to three points in each direction by way of the two central arterials and collector connections to the 'outer circle' collector roadway.

These main access points are proposed to receive major landscape entrance treatment to identify and emphasize these entrances into the Town. Furthermore, in order to provide continuity in recreation linkages, it is proposed to treat the complete 'outer circle' collector with boulevard strips between carriageways, curbs and sidewalks.

The detailed design (cross-section) of the different classes of roadway which make up the total network of the Town would be determined by the estimated maximum vehicular traffic flow on each per day. Ultimately, the arterials would be four lane divided where possible, the north and east perimeter roadways four lanes each, the southerly perimeter roadway (S.R. #625) four lane divided and the westerly by-pass four lane divided, but with an extended width of right-of-way to include free form berming and other buffering landscape treatment on its easterly side.

P. Goals & Objectives

The goals and objectives for the General Municipal Plan were formulated from an analysis of the residents' perceptions of what was felt important for the future growth of the community.

These perceptions were acquired through questionnaires, surveys and meetings with several groups such as the general public, the citizens' advisory group, the general plan review committee as well as Town Council (all of which are explained earlier in this text). The consultants also welcomed residents'input on their concerns through written or verbal (personal) contact.

The list of goals and related objectives include General Items, Residential, Commercial, Industrial, Institutional, Recreation, Roadways/Transportation, Utilities, Rural Development, Municipal Finance, Socio-Cultural and Implementation.

GOALS/OBJECTIVES

GENERAL

"The General Municipal Plan should provide a sound framework for development to maintain a high quality of life in the future growth of Beaumont."

Land Use:

"To manage and regulate the use of all land within the Town to ensure high quality and compatible future development."

Objective:

To insure that all development respects the carrying capacity of the land resource and does not lead to environmental degradation - both physical and visual.

RESIDENTIAL

"To insure that adequate residential accommodation, in a suitable living environment, is made available within a wide economic income range."

Objective:

All residential development must be planned on a comprehensive basis to insure development compatibility.

COMMERCIAL

"To maintain and provide for expansion of commercial activities to serve future local demands."

Objective:

To promote and encourage the location of all commercial development within the "urban core", and to provide land for a number of convenience store sites within new major residential development areas.

INDUSTRIAL

"To encourage high quality industrial/business development within the Town to provide for a broader economic and employment base."

Objective:

To plan industrial/business developments where they do not encroach into residential areas.

PARKS AND RECREATION

"To provide for parks, recreational facilities and programming to meet future demands from all age groups."

Objective:

To implement a parks and recreation master plan which will ensure adequate and economical development to meet the needs of all socio-economic groups.

INSTITUTIONAL

"To ensure that land is made available for the development of institutional facilities to meet population demands."

Objective:

To provide for a high level of community use so that institutional facilities are multifunctional.

ROADWAYS/TRANSPORTATION

"To plan and provide for a safe and efficient transportation network which meets community demands."

Objective:

To insure that transportation planning is done on a comprehensive and coordinated basis with adjoining municipalities.

UTILITIES

"To develop an economically phased program of utility expansion insuring future demands are met adequately."

Objective:

To provide for the orderly and economic extension of existing services into any new development areas.

RURAL DEVELOPMENT

"To ensure that developments which occur in adjoining municipalities are not incompatible with the Town of Beaumont or future urban expansion."

Objective:

To encourage the formation of a 3 mile joint planning area around the Town of Beaumont with the County of Leduc.

MUNICIPAL FINANCE

"To develop a long term financial program for the Town of Beaumont to ensure economic stability."

Objective:

To prepare a five year operating as capital budget for the Town that can be updated yearly.

IV. Development Strategy Scenarios

In order to give expression to the differences in the perceptions and desires of residents with respect to the growth of the Town, such as annual growth rate, mixed residential types, mixed uses, public facilities and services, education and recreation, scenarios depicting three different development strategies were worked out as alternative bases for a General Municipal Plan acceptable to the Council.

A. Scenario 1

This scenario depicted the development strategy for growth limited to the land within the Town's present boundaries, as of January 1st, 1982. Provision was made for the development of only light industry and industrial/commercial uses on the newly annexed lands; single-family detached residential type infill of vacant land; and commercial/institutional infill in the urban core area.

Based on this 'infill' strategy, a General Municipal Plan would provide for a potential of ultimately housing a population of 6000.

B. Scenario 2

This scenario depicted the development strategy of growth provided within an extended Town area of 16 quarter sections centred on the urban core, for the more extensive development of light industry and industrial/commercial uses, an expanded and redeveloped core of three-dimensional mixed uses, a number of small decentralized neighbourhood shopping units, extended residential development of only the single family detached type of unit, uses adjacent to residential development - schools, parks, recreational areas and intercommunicating 'recreational' linkages.

Based on this 'low density' strategy for the extended area, a General Municipal Plan would provide for a potential of ultimately housing a population of 13,800.

C. Scenario 3

Within the same extended area of the Town as for Scenario 2, Scenario 3 depicted the development strategy of mixed land use providing for the same extensive development of light industry and industrial-commercial uses as in Scenario 2; an extended and redeveloped urban core of mixed uses; a number of small decentralized neighbourhood shopping outlets and the development of a number of small enclaves of medium density residential units such as town-housing, terrace housing, cluster housing and 3 storey walk-up apartment blocks.

Based on this 'mixed-use' strategy for the extended area, a General Municipal Plan would provide for a potential of ultimately housing a population of 15,200.

An adopted General Municipal Plan based on Scenario 1 would have the following consequences:

1. Sometime before the completion of in-fill residential development, the Council would have to give consideration to making an application to the Local Authorities Board to annex land. The Council would likely encounter some reluctance on the part of the L.A.B. in accepting the justification for the application, for the reason that the General Municipal Plan showed no consideration or contained no policy statement with respect to future annexation.

2. It would result in a lack of continuity of development on both sides of the present town boundaries, particularly with respect to collector and local roadways, light industrial, residential and recreational linkage development, and the logical extensions of water, sanitary sewage and stormwater installations.

3. Without annexation, the Town could only continue to grow, vicariously and expensively, through the redevelopment of areas within the Town at higher densities or intensification of land use than that of the relatively new development to be replaced.

4. Partly owing to the lesser amount of land that would be available for light industrial development, which would result in a miniscular "balanced" tax base, and the lack of provision in the General Municipal Plan for medium density residential development or neighbourhood shopping outlets, and the increasing cost per capita of maintaining Town services, public facilities and roadways, it can be anticipated that by the year, say 1990 and on, the property tax on a typical single family detached residential unit would be far higher than that for the same unit on the same land for the same year under a General Municipal Plan based on either Scenario 2 or Scenario 3.

5. Land Use Bylaw #169 would need amending to include provisions with respect to industrial/commercial uses in the newly annexed land.

An adopted General Municipal Plan based on Scenario 2 would have the following consequences:

1. Within a year after adoption, application would need to be made to the Local Authorities Board to annex the following lands:

East Half of Section 26
the residue of the Southwest quarter of Section 26
the residue of the Southwest quarter of Section 27
the Northwest quarter of Section 27
the West Half of Section 34
the Northeast quarter of Section 34
the North Half of Section 35
and the Southeast quarter of Section 35

to ensure a 20 year supply of land for residential development and an extended light industrial/commercial area.

2. The introduction of the use Area Structure Plan level of planning, by establishing a number of Areas of the annexed land for which Area Structure Plans could be prepared, as well as having an

Area Redevelopment Plan prepared for an expanded urban core of the Town.

3. Eliminating most 'through traffic' from using 50th Street by establishing the westerly by-pass.

4. The plan provides for more fluid internal traffic than would be the case under a plan based on Scenario 1.

5. Opportunities would exist for small shop entrepreneurs to establish 'corner' store type of neighbourhood commercial outlets.

6. The detailed planning of the Industrial/Commercial area would be more versatile than that under Scenario 1, making it practicable for an established industrial plan in the area to later expand if the need arose.

7. Mainly because of an increasing balance in the tax base, as development of industry and small commercial outlets proceed, the property tax for a typical single family detached residential unit by, say 1990 and on, would be considerably less than that of the same unit under a plan based on Scenario 1.

8. The Land Use Bylaw would be the better completely redrafted to fully implement that particular General Municipal Plan and adopted as soon as possible after the adoption of the General Municipal Plan.

An adopted General Municipal Plan based on Scenario 3 would have all of these consequences itemized for the plan based on Scenario 2, with residential property taxes probably being even less than that predicted under Scenario 2, and with the additional consequences, thus:

1. The provision of medium density residential units would add to the incentive for a would-be industrialist establishing a plant in Beaumont.

2. The provision of medium density residential units would further the balance in the property tax base.